



# City of Scottsdale PROJECT NARRATIVE



- ☒ Rezoning ☐ Other
- ☐ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # 256 / 256-PA-2003

Project Name North Scottsdale Collision

Location 15450 N. 84th STREET.

Applicant Vince Dulke  
ARCHICON L.C.

## SITE DETAILS

Proposed/Existing Zoning: Exist-C3, Prop-C4 Parking Required: 43

Use: Auto body repair & serv. Parking Provided: 43

Parcel Size: 43,561 SF. # Of Buildings: 1

☒ Gross Floor Area ☐ Total Units: 15,656.4 SF. Height: 32'-0"

☒ Floor Area Ratio ☐ Density: 35.4 % Setbacks: N- 47'-6" S- 52'-1"

E- 26'-0" W- 28'-2"

In the following space, please describe the project or the request

North Scottsdale Collision is a new ground up building project by L.G.E. Corporation of Phoenix. It is located at 15450 N. 84th Street. The site area of this project is 43,561 SF. The existing zoning is C-3 & the proposed is C-4. The proposed building is a two story building with office in front & Auto body service/repair area in rear. The footprint of the building is 12,539.7 SF. The height of the building is 32'-0". The exterior walls are tiltup concrete panel walls with Aluminum storefront, with color & features consistent with the area & city of Scottsdale guidelines. The proposed use of the building is for Auto body service & repair.

Applicant  
Submitted  
Document

(If an additional page(s) is necessary, please attach.)

15-ZN-2003  
8/25/2003

51 (2/94)



A NEW BUILDING  
PROJECT BY

# LGE

DESIGN BUILD

## NORTH SCOTTSDALE COLLISION

15450 N. 84TH STREET  
SCOTTSDALE, AZ 85260

PROJECT ADDRESS: NORTH SCOTTSDALE COLLISION  
15450 N. 84TH STREET  
SCOTTSDALE, AZ 85260

DEVELOPER: LGE CORPORATION  
PHOENIX, ARIZONA

SCOPE: NEW GROUND-UP BUILDING

EXISTING ZONING: C-3  
PROPOSED ZONING: C-4

SITE NET AREA: 43,562 SF. (1.0 ACRE)

SITE GROSS AREA: 43,569 SF. (1.0 ACRE)

PARCEL #: 918-48-04-002

BUILDING FOOTPRINT: 12,351 SF.

FRONT CANOPY AREA: 2,020 SF.

BUILDING HEIGHT: 37'-0"

ALLOWABLE COVERAGE: --

LOT COVERAGE: --

CLIENT / DEVELOPER: LGE CORPORATION  
140 N. CENTRAL STREET, STE - 200  
PHOENIX, ARIZONA 85008  
TEL: (480) 966-4000  
FAX: (480) 966-4338

ARCHITECT: ARCHICON, L.C.  
4241 N. CENTRAL AVE, STE C-100  
PHOENIX, AZ 85018  
CONTACT: VINCENT DALKE  
TEL: (602) 331-4166  
FAX: (602) 331-4006  
E-MAIL: vncad@archicon.com

### 12 PROJECT TEAM

PARKING REQUIRED FOR OFFICE

1ST FL. OFFICE	2,425.6 / 300 = 8.08
2ND FL. OFFICE	2,501.5 / 300 = 8.34
8 Bays (1 Space/400)	8 x 3 = 24
<b>TOTAL REQUIRED</b>	<b>40</b>

PARKING PROVIDED ON SITE

PROVIDED ON SITE - ONE PER BAY	35 x 3 = 43
<b>TOTAL PARKING PROVIDED</b>	<b>43</b>

ACCESSIBILITY PARKING

<b>TOTAL REQUIRED</b>	<b>2</b>
PROVIDED ON SITE	2

BICYCLE PARKING

<b>TOTAL REQUIRED</b>	<b>4</b>
PROVIDED ON SITE	4

FIRST FLOOR OFFICE: 2,425.6 SF.  
WAREHOUSE/SERVICE: 2,501.5 SF.  
BUILDING CANOPY AREA: 128 SF.  
STAIRCASE: 443.8 SF.  
BUILDING FOOTPRINT: 12,351 SF.  
SECOND FLOOR OFFICE: 2,501.5 SF.  
STAIRCASE: 182 SF.  
GROSS BUILDING AREA: 56,564 SF.  
FRONT CANOPY AREA: 2,020 SF.

### 17 PROJECT DATA

SITE NET AREA: 43,562 SF.  
BLDG. HT. - 37'-0"

OPEN SPACE REQUIRED: 43,562 X 1  
(FOR FIRST 12' HT.) = 43,562 SF.  
OPEN SPACE REQUIRED: 43,562 X 20' X 20'  
(FOR NEXT 12' HT.) = 348,496 SF.

TOTAL OPEN SPACE REQUIRED: 392,058 SF.

OPEN SPACE PROVIDED: 1,813.2 SF.

OPEN SPACE AS FRONTAGE OPEN SPACE REQUIRED:  
1,813.2 SF. X 3 = 5,439.6 SF.  
FRONTAGE OPEN SPACE PROVIDED: 5,228.4 SF.

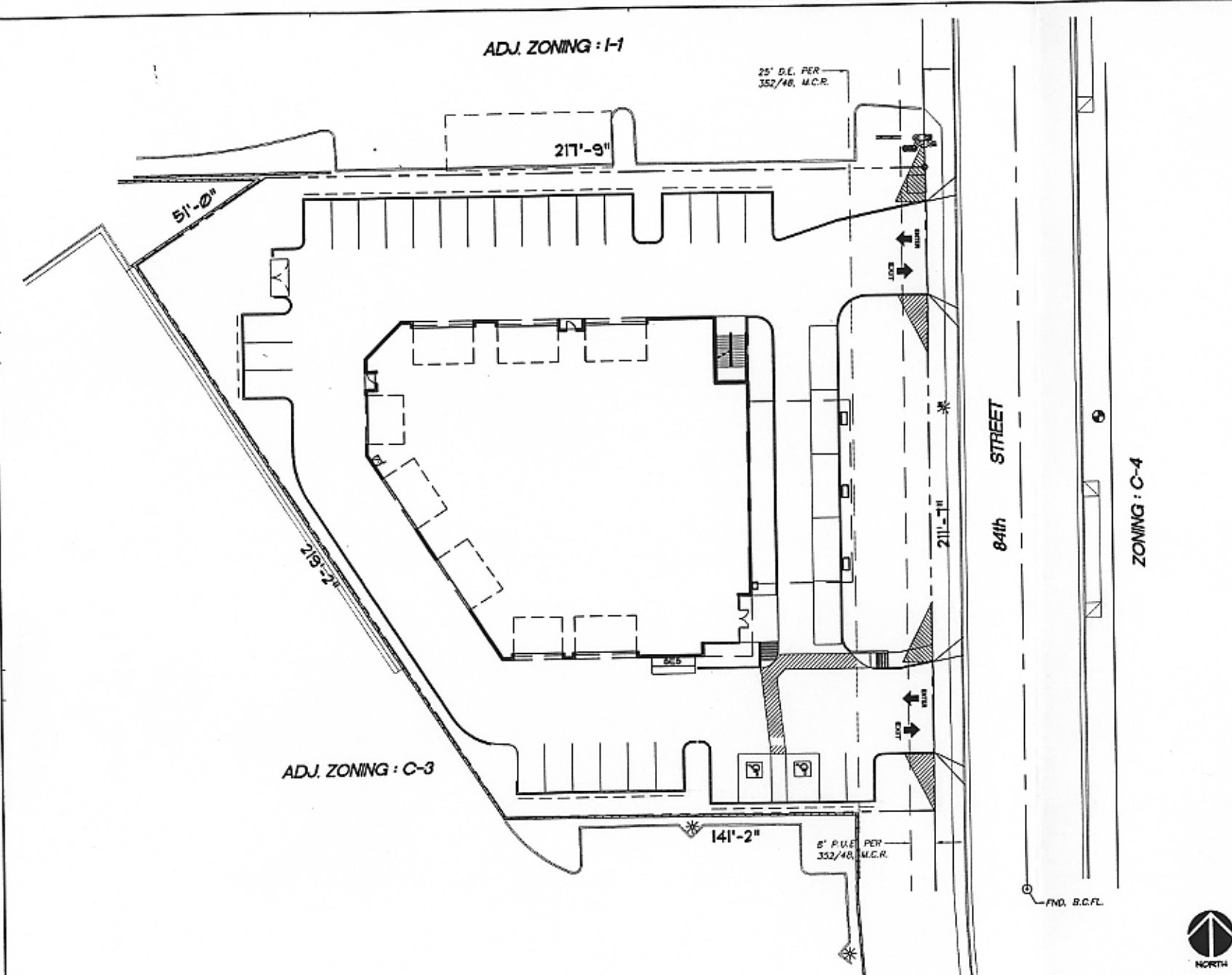
PARKING AREA: 935 SF.

LANDSCAPE AREA REQUIRED: 935 SF. X .15 = 139.25 SF.  
LANDSCAPE AREA PROVIDED: 1,446.2 SF.

LANDSCAPE ISLAND AREA REQ.: 139.25 X .33 = 45.95 SF.  
LANDSCAPE ISLAND AREA PROVIDED: 561.4 SF.

### 23 AREA CALC

### 24 KEY NOTES



### 13 SITE PLAN



### 18 VICINITY MAP

N. SCOTTSDALE COLLISION  
AUTOMOTIVE BUILDING  
15450 N. 84TH STREET  
SCOTTSDALE AZ 85260

LGE  
DESIGN BUILD

JOB NO: 030400-02  
PROJECT NAME: HEMANT MOOI  
DRAWN BY: RAJESH GORE  
CHECKED BY: VINCE DALKE

NO.	REVISION	DATE

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL FEES ARE PAID AND DATED

SUBMITTED TO CITY	DATE	DATE

SHEET TITLE: SITE PLAN

15-1-LGE/031040-02-01  
6002 AD.dwg



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Zoning exhibit  
15-ZN-2003  
8/25/2003